

**AGENDA
Zoning Board
Borough of Rumson
September 18, 2018
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Ray & Filomena Gogel**, 14 Wilson Circle (Block 49, Lot 4, R-2 Zone) to raze existing residence and detached garage, retaining the existing rear pergola, to construct a new single-family residence and new detached garage at the existing premises. New residence will be elevated to comply with the required Base Flood Elevation (BFE). The property is currently non-conforming in Minimum Lot Area 1 ac. Required; .716 ac. Existing, Minimum Lot Width and Frontage 150 feet Required; 46 feet Frontage and 53 feet Width Existing, Interior Lot shape 100 feet Required; 38 feet Existing, Accessory structure (pergola) located in the rear yard two (2) feet from the side lot; 15 feet Required. Based on the Board's review and discussion relative to this application at the July 17, 2018 meeting the applicant submitted a revised Architectural Plan, prepared by Michael James Monroe, AIA, 6 sheets, dated 03/26/18, last revised 09/07/18 and Grading Plan, prepared by Stuart Challoner, P.E., 1 sheet, dated 02/08/18, last revised 09/07/18. The revised architectural plans reflect a reduced residential building height, building and lot coverage and floor area. New construction will create non-conformities in having an accessory building detached garage located in a front yard between residence and the street, accessory structures a pergola on the property without principal building, Side Setback Required one side 25 feet and total sides of 50 feet; Proposed one side 17.0 feet and total sides of 34.02 feet, Maximum Lot Coverage 8,028 sf. Permitted; 8,338 sf. Proposed and Maximum Building Coverage 3,409 sf. Permitted; 3,555 sf. Proposed.

2. The application of **Adam & Rebecca Ferranti**, 143 Avenue of Two Rivers (Block 131, Lot 13, R-4 Zone) to expand the proposed detached garage from a 293 sf. one-car garage to a 499 sf. two-car for the new single-family residence currently under construction. New construction will create non-conformity in Maximum Floor Area 3,500 sf. Permitted; *3,736 sf. Proposed (*Reflects 130 sf. detached garage credit).

3. The application of **Mark & Patti Casazza**, 58 Ridge Road (Block 60, Lot 8, R-5 Zone) to remove the existing detached garage, covered front porch and rear deck. Construct a new covered front porch, new one-car attached garage with living space above, new driveway, new rear patio and mudroom at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 32.58 feet Existing. The residence is currently non-conforming in Front Setback 35 feet Required; 33.17 feet Existing, Side Setback Required one side 6 feet and total of 16 feet / Existing one side 2.5 feet and total of 22.0 feet. New construction will result in a floor area that exceeds 85% of the permitted floor area, which increase the non-conformity in Side Setback Required one side 8 feet and total sides of 18 feet / Proposed one side 2.5 feet and total of 8.58 feet (floor area exceeds 85 % of the permitted floor area requires a 2 foot increase in the required side setbacks). In addition, new construction will create non-conformity in Maximum Driveway Width within the front yard setback 17 feet Permitted; 29 feet Proposed.

ADMINISTRATIVE:

Approval of August 21, 2018 Minutes

Approval of September 18 2018 Resolutions:

Evan & Kara Curatolo, 3 Woods End Drive (Block 83, Lot 2, R-1 Zone)

Frank & Toniann Buscarnera, 63 Lafayette Street (Block 34, Lot 39, R-5 Zone)